



RESIDENTIAL ACCESSORY AND STORAGE BUILDING GUIDELINES

(Amended April 26, 2004)

This summary provides general guidelines to help you with the construction of your accessory or storage building. We encourage you to check with the Planning Department prior to applying for a building permit for complete details, or go to the city website at www.ci.mansfield.tx.us for more details.

1. The size of your accessory or storage building is based on the zoning of your property. The maximum square footage allowed in each zoning district is shown in the table below. *Note that the square footage limitations are for all accessory or storage buildings on your property.* Check with the Planning Department to determine the zoning on your property.

Zoning District	Maximum Total Square Feet For All Accessory or storage buildings or Structure
2F	120 sq. ft.
SF-6/12 SF-7.5/12 SF-7.5/16 SF-7.5/18	200 sq. ft.
SF-8.4/16 SF-8.4/18 SF-9.6/20 SF-12/22	400 sq. ft.
A & SF-5AC/24	2% of the total area of the lot

OR

Area of the Residential Lot
 Less than 8,400 sq. ft.
 Between 8,400 sq. ft. and 19,999 sq. ft.
 20,000 sq. ft. or greater

Max. Total Sq. Ft. for
All Accessory Buildings or Structures
 200 sq. ft.
 400 sq. ft.
 2% of the total area of the lot

2. The setbacks for accessory and storage buildings are based on the height of the building; the taller the building the further back from the property lines it must be located. Accessory or storage buildings are limited to one story and can be no more than 12 feet in height. Measure the height of your building from the ground to the highest point of the roof.

Maximum Accessory Building Height	Minimum Setbacks	
	Min. Rear Yard	Min. Side Yard
8'	7.5'	5'
10'	9.5'	7'
12'	11.5'	9'

3. Accessory buildings or structures may be located in the side yard provided that they meet the minimum height/setback requirements described above and that they are at least 75' from the front property line or behind the rear façade of the main residential building that is furthest from the street.
4. On corner lots that back up to the rear yard of another lot, accessory or storage buildings may be located within the side yard facing a street provided that they meet the minimum height/setback requirements described above. No accessory or storage building may be located in the side yard along a street when your lot backs up to the side yard of a neighboring lot.
5. Keep a minimum distance of 5' from the accessory or storage building to the house and to other accessory or storage buildings. No minimum separation is required if the accessory or storage building is less than 120 square feet.